



**CONSTRUCTION DEFECTS**  
ALLIANCE

## **Apartment Defects Campaign Update, 7 March, 2022 – PLEASE SHARE**

### **One Week Left for Online Questionnaire**

There is one week to go before the Working Group on Defective Homes' online questionnaire closes at 5pm next Monday, 14 March and the Construction Defects Alliance is urging all apartment owners, OMC directors and property management agents to fill it in before that deadline.

The questionnaire – which can be accessed at this link:

<https://www.constructiondefectsalliance.ie/questionnaire/> – will provide key information on the extent and nature of fire safety and other defects in the country's apartment stock and help in estimating the cost of remediating those defects.

The good news is that over 1,100 questionnaire have been filled in but mainly by apartment owners to date. It's vital that all OMCs and managing agents complete the questionnaire so please check that this has happened in your development.

Why is this so important?

At the moment, there is no hard information on the true extent of the problem and the Working Group on Defective Homes is looking for this information so it can shape its recommendations to Government in its final report, which we expect to be in June.

So, if you haven't filled in the questionnaire, please make sure you complete it and get your neighbours, OMC directors and property management agents to do so too!

### **Mica Redress Update**

Late last week, a very important step towards the resolution of the mica issue was taken with the publication by the Society of Chartered Surveyors' of Ireland (SCSI) report on the costs of rebuilding mica affected homes in the north-west.

The SCSI report indicated that the cost of total rebuilds – depending on the size and nature of the house – would vary between €149,688 to €421,470 (see the table below).

**Table 3: Average rebuilding costs – priced at 2022 material and labour rates, with pre-2008 Building Regulations.**

Please refer to **Table 2** for a list of pricing assumptions and exclusions, i.e., includes demolition costs, excludes foundations, priced to pre-2008 Building Regulations.

Approximate house size in square metres	2 bed terrace estate house (88sqm)	3 bed semi-detached estate house (98sqm)	4 bed semi-detached estate house (113sqm)	4 bed detached estate house (113sqm)	4 bed single rural bungalow (180sqm)	4 bed single rural dormer (195sqm)	4 bed single rural 2 storey (210sqm)	5+ bed single rural 2 storey (270sqm)
Estimate rebuild cost February 2022	€149,688	€165,620	€193,456	€200,688	€317,880	€308,685	€339,150	€421,470
Average rebuild costs per square metre	€1,701	€1,690	€1,712	€1,776	€1,766	€1,583	€1,615	€1,561
Average rebuild costs per square foot	€158	€157	€159	€165	€164	€147	€150	€145

This report has been welcomed by the Mica Action Group in Donegal and by Minister Darragh O’Brien and the views of both sides seem to be that it provides the basis for a settlement of this issue.

From the perspective of apartment owners, the final Mica Scheme is likely to offer 100% grants to owners to cover remediation costs in line with the experience in the Pyrite Remediation Scheme.

The Construction Defects Alliance is calling for the remediation scheme for apartment owners to be set up on the basis of parity for apartment owners with the owners of mica and pyrite homes.

Ends.